BAILEY BISHOP & LANE, INC.
SW BARNETT WAY
P. O. BOX 3717
LAKE CITY, FL 32056-3717
PH. (904) 752-5640 FAX (904) 755-7771
Eng. Lic. 7362 Survey Lic. LB-0006685

BLACKBERRY FARMS

A
PLANNED RURAL RESIDENTIAL DEVELOPMENT
IN
SECTIONS 08 & 17, TOWNSHIP 03 SOUTH, RANGE 16 EAST
COLUMBIA COUNTY, FLORIDA

CERTIFICATE OF DEDICATION & OWNERSHIP:

KNOW ALL MEN BY THESE PRESENTS THAT DANIEL D. CRAPPS. HAS CAUSED THE LANDS HEREON SHOWN TO BE SURVEYED, SUBDIVIDED AND PLATTED, TO BE KNOWN AS "BLACKBERRY FARMS", AND THAT ALL RIGHTS-OF-WAY AND EASEMENTS ARE HEREBY DEDICATED FOR THE PERPETUAL USE OF THE PUBLIC FOR USES AS SHOWN HEREON.

OWNER:
DANIEL D. CRAPPS

BY: Daniel D. Crapps
DANIEL D. CRAPPS

Mary Lyons
WITNESS

Vera Lisa Hicks
WITNESS

MORTGAGEE:

BY: Dan Burkhalter
SOUTHEASTERN BANK
DAN BURKHALTER, SENIOR VICE-PRESIDENT

Sandra C Hutson
WITNESS

Michelle W. Walczak
WITNESS

ACKNOWLEDGEMENT:
STATE OF FLORIDA, COUNTY OF COLUMBIA

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 10 DAY OF SEPT, 2001 BY DANIEL D. CRAPPS. AS OWNER OF "BLACKBERRY FARMS". FOR AND ON BEHALF OF SAID SUBDIVISION. HE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

VERA LISA HICKS
MY COMMISSION # CC 754739
EXPIRES: August 23, 2002
Bonded Thru Notary Public Underwriters

SIGNED: Vera Lisa Hicks
NOTARY PUBLIC

MY COMMISSION EXPIRES: 8-23-02

CERTIFICATE OF APPROVAL BY THE ATTORNEY FOR COLUMBIA COUNTY, FLORIDA

EXAMINED ON September 18, 2001
AND
APPROVED AS TO LEGAL FORM AND SUFFICIENCY BY

Marlin Feagle, County Atty.
ATTORNEY

MICHELLE W. WALCZAK NOTARY PUBLIC McINTOSH COUNTY, GA

CLERK'S CERTIFICATE

THIS PLAT HAVING BEEN APPROVED BY THE COLUMBIA COUNTY BOARD OF COUNTY COMMISIONERS IS ACCEPTED FOR FILES AND RECORDED THIS 19 DAY OF Sept, 2001. IN PLAT BOOK 1, PAGES 4 AND 12.

SIGNED: P. DeWitt Cason
CLERK OF CIRCUIT COURT

FILE NUMBER 200107326
FILED AND RECORDED IN THE OFFICIAL RECORDS OF COLUMBIA COUNTY, FLORIDA
2-19, 2001 AT 8:50 O'CLOCK A M
RECORD VERIFIED
P. DeWitt Cason
CLERK OF COURTS
COLUMBIA COUNTY, FLORIDA
BY: MCK D.C.

OFFICIAL RECORDS BOOK 935 PAGE 1107

CERTIFICATE OF APPROVAL BY THE BOARD OF COUNTY COMMISSIONERS OF COLUMBIA COUNTY, FLORIDA

THIS IS TO CERTIFY THAT ON _____ THE AFOREGOING PLAT WAS APPROVED BY THE BOARD OF COUNTY COMMISIONERS FOR COLUMBIA COUNTY, FLORIDA.

Jeremy A Weaver
CHAIRMAN

ATTEST: _____

ACCEPTANCE FOR MAINTENANCE

I HEREBY CERTIFY THAT THE IMPROVEMENTS HAVE BEEN CONSTRUCTED IN AN ACCEPTABLE MANNER AND IN ACCORDANCE WITH COUNTY SPECIFICATIONS OR THAT A PERFORMANCE BOND OR INSTRUMENT IN THE AMOUNT OF $ _____ HAS BEEN POSTED TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS AND MAINTENANCE IN CASE OF DEFAULT.

SIGNED: Hoyt Crowder DATE: 9/18/01
DIRECTOR OF PUBLIC WORKS

CERTIFICATE OF SURVEYOR

I, THE UNDERSIGNED PROFESSIONAL SURVEYOR AND MAPPER, HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, THAT THE SURVEY DATA COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177, FLORIDA STATUES AND THE COLUMBIA COUNTY LAND DEVELOPMENT CODE AND THAT THE PERMANENT REFERENCE MONUMENTS WERE INSTALLED AS OF THE 31th DAY OF JULY, 2001. THE PERMANENT CONTROL POINTS AND LOT CORNERS WERE INSTALLED AS OF THE 31th DAY OF JULY, 2001.

09-18-01
DATE

Thomas E. Durrance
THOMAS E. DURRANCE
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRATION NO. 4534

BAILEY, BISHOP & LANE, INC
P.O. BOX 3717
LAKE CITY, FLORIDA 32056-3717
LB 6685

CERTIFICATE OF COUNTY SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING A LICENSED AND REGISTERED LAND SURVEYOR AND MAPPER, AS PROVIDED UNDER CHAPTER 472, FLORIDA STATUTES AND IS IN GOOD STANDING WITH THE BOARD OF LAND SURVEYORS, DOES HEREBY CERTIFY THAT ON BEHALF OF COLUMBIA COUNTY, FLORIDA ON 9/18/2001 REVIEWED THIS PLAT FOR CONFORMITY TO CHAPTER 472, FLORIDA STATUTES; AND SAID PLAT MEETS ALL THE REQUIREMENTS OF CHAPTER 472, AS AMENDED.

NAME Boyd D. Rees
DATE 9/18/2001
REGISTRATION NUMBER 3628

CERTIFICATE OF SUBDIVIDER'S ENGINEER

THIS IS TO CERTIFY THAT ON 9/18/01, GREGORY G. BAILEY, REGISTERED FLORIDA ENGINEER, AS SPECIFIED WITHIN CHAPTER 471, FLORIDA STATUES, LICENSE NO. 43858, DOES HEREBY CERTIFY THAT ALL REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED IN COMPLIANCE WITH THE APPROVED CONSTRUCTION PLANS AND IF APPLICABLE, ANY SUBMITTED "AS BUILT" BLUEPRINTS IN ACCORDANCE WITH THE REQUIREMENTS OF THE BOARD OF COUNTY COMMISSIONERS OF COLUMBIA COUNTY, FLORIDA.

REGISTERED FLORIDA ENGINEER

02035-001
02168-004

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A
PLANNED RURAL RESIDENTIAL DEVELOPMENT
IN
SECTIONS 08 & 17, TOWNSHIP 03 SOUTH, RANGE 16 EAST
COLUMBIA COUNTY, FLORIDA

LAND USE
133.1458 ± ACRES = RESIDENTIAL LAND USE
43.8885 ± ACRES = COMMON AREAS
177.0343 ± ACRES TOTAL

SPECIAL NOTE

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

SPECIAL NOTE

NOTICE: ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT THAT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.

SURVEYOR & MAPPER
THOMAS E. DURRANCE
BAILEY, BISHOP & LANE, INC.
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LAKE CITY, FLORIDA 32025
(386) 752-5640
REG. NO. 4534

OFFICIAL RECORDS
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CURVE DATA

CURVE NO.	RADIUS	DELTA	ARC LENGTH	CHORD DIST.	CHORD BEARING
1-1	530.00'	11° 31' 13"	106.56'	106.39'	N 32° 54' 45" W
1-2	320.00'	34° 09' 47"	190.80'	187.99'	N 21° 35' 28" W
2-1	320.00'	39° 58' 16"	223.24'	218.74'	N 15° 28' 33" E
2-2	630.00'	8° 10' 17"	89.85'	89.77'	N 31° 22' 33" E
3-1	630.00'	36° 19' 23"	399.39'	392.74'	N 9° 07' 43" E
6-1	260.00'	52° 20' 14"	237.50'	229.33'	N 35° 12' 05" W
7-1	260.00'	28° 11' 43"	127.95'	126.66'	N 75° 28' 04" W
10-1	260.00'	38° 40' 12"	175.48'	172.17'	S 71° 05' 58" W
11-1	260.00'	30° 21' 19"	137.75'	136.14'	S 36° 35' 12" W
12-1	260.00'	22° 00' 48"	99.89'	99.28'	S 10° 24' 09" W
15-1	320.00'	27° 40' 32"	154.57'	153.07'	S 14° 26' 31" E
16-1	320.00'	23° 48' 51"	133.00'	132.05'	S 40° 11' 12" E
17-1	320.00'	34° 07' 44"	190.61'	187.81'	S 69° 09' 30" E
18-1	320.00'	21° 33' 11"	120.37'	119.67'	N 83° 00' 03" E
19-1	630.00'	39° 48' 39"	437.74'	428.99'	S 87° 52' 13" E
19-2	25.00'	101° 18' 56"	44.21'	38.67'	S 17° 18' 25" E
19-3	570.00'	2° 06' 38"	21.00'	21.00'	S 34° 24' 22" W
19-4	380.00'	74° 08' 03"	491.68'	458.09'	S 1° 36' 20" E
20-1	260.00'	107° 10' 19"	486.33'	418.47'	N 54° 11' 23" W
21-1	470.00'	16° 00' 28"	131.31'	130.89'	S 8° 25' 32" W
21-2	330.00'	32° 00' 55"	184.40'	182.01'	S 0° 25' 18" W
21-3	470.00'	16° 00' 28"	131.31'	130.89'	S 7° 34' 56" E
22-1	260.00'	107° 10' 19"	486.33'	418.47'	N 54° 11' 23" W
24-1	200.00'	91° 02' 20"	317.79'	285.40'	N 44° 54' 55" E
25-1	200.00'	80° 31' 57"	281.11'	258.54'	S 49° 17' 57" E
26-1	200.00'	91° 02' 20"	317.79'	285.40'	N 44° 54' 55" E
27-1	200.00'	80° 31' 57"	281.11'	258.54'	S 49° 17' 57" E
28-1	570.00'	7° 19' 27"	72.86'	72.81'	S 5° 22' 15" E
29-1	570.00'	23° 25' 49"	233.09'	231.47'	S 10° 00' 23" W
29-2	25.00'	91° 09' 44"	39.78'	35.71'	S 67° 18' 09" W
29-3	690.00'	40° 39' 33"	489.65'	479.44'	N 87° 26' 46" W
30-1	470.00'	39° 05' 39"	320.69'	314.51'	S 19° 07' 32" E
31-1	470.00'	16° 00' 28"	131.31'	130.89'	S 8° 25' 32" W
31-2	330.00'	32° 00' 55"	184.40'	182.01'	S 0° 25' 18" W
31-3	470.00'	5° 57' 26"	48.87'	48.84'	S 12° 36' 27" E
CA1-1	470.00'	10° 03' 02"	82.45'	82.34'	S 4° 36' 13" E
CA2-1	530.00'	16° 00' 28"	148.07'	147.59'	N 7° 34' 56" W
CA2-2	270.00'	32° 00' 55"	150.87'	148.91'	N 0° 25' 18" E
CA2-3	530.00'	16° 00' 28"	148.07'	147.59'	N 8° 25' 32" E
CA2-4	530.00'	27° 34' 26"	255.07'	252.61'	N 13° 21' 55" W
CL-1	500.00'	16° 00' 28"	139.69'	139.24'	N 7° 34' 56" W
CL-2	300.00'	32° 00' 55"	167.63'	165.46'	N 0° 25' 18" E
CL-3	500.00'	16° 00' 28"	139.69'	139.24'	N 8° 25' 32" E
CL-4	500.00'	39° 05' 39"	341.16'	334.58'	N 19° 07' 32" W
CL-5	350.00'	74° 08' 03"	452.86'	421.92'	N 1° 36' 20" W
CL-6	600.00'	44° 29' 40"	465.94'	454.32'	N 13° 12' 51" E
CL-6A	600.00'	8° 10' 17"	85.57'	85.50'	N 31° 22' 33" E
CL-6B	600.00'	36° 19' 23"	380.37'	374.04'	N 9° 07' 43" E
CL-7	230.00'	80° 31' 57"	323.28'	297.32'	N 49° 17' 57" W
CL-8	230.00'	91° 02' 20"	365.45'	328.20'	S 44° 54' 55" W
CL-9	290.00'	107° 10' 17"	542.44'	466.75'	S 54° 11' 24" E
CL-10	660.00'	45° 03' 27"	519.02'	505.75'	S 85° 14' 49" E
E-1	530.00'	4° 12' 36"	38.94'	38.93'	N 1° 41' 00" W
E-2	320.00'	12° 48' 17"	71.51'	71.37'	N 1° 53' 34" E

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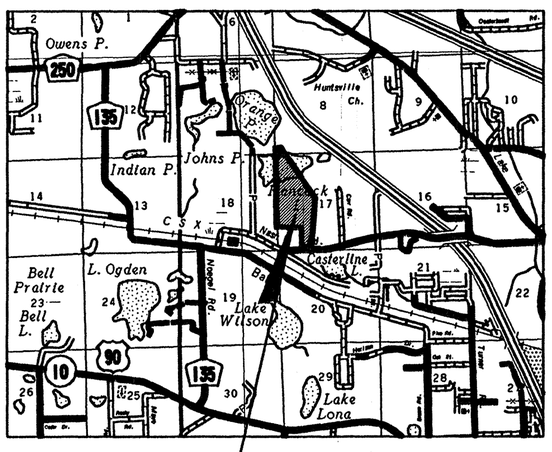

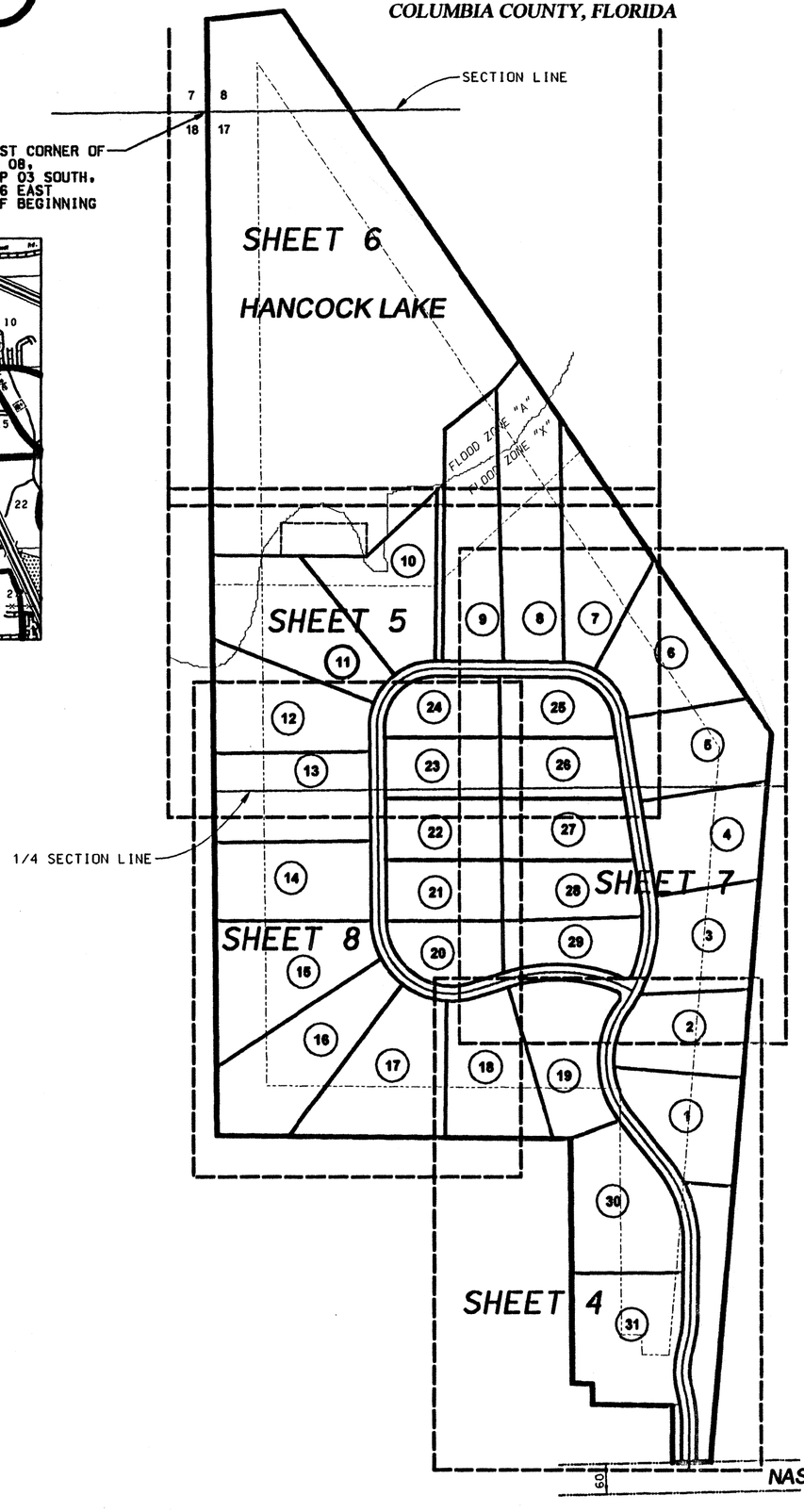

DEVELOPER
DANIEL CRAPPS
4400 WEST U.S. HIGHWAY 90
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SURVEYOR & MAPPER
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ENGINEER
GREGORY G. BAILEY
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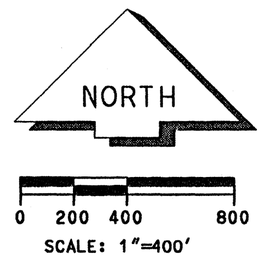

DESCRIPTION:

BEGIN AT THE SOUTHWEST CORNER OF SECTION 08, TOWNSHIP 03 SOUTH, RANGE 16 EAST, (SAME BEING THE NORTHWEST CORNER OF SECTION 17, TOWNSHIP 03 SOUTH, RANGE 16 EAST) COLUMBIA COUNTY, FLORIDA AND RUN THENCE N 00°36'48" W ALONG THE WEST LINE OF SAID SECTION 8, 367.60 FEET; THENCE N 83°34'31" E, 306.64 FEET; THENCE S 34°04'09" E, 3648.21 FEET; THENCE S 04°44'46" W, A DISTANCE OF 2886.02 FEET TO THE NORTH RIGHT-OF-WAY LINE OF "NASH ROAD"; THENCE S 88°42'42" W ALONG SAID NORTH RIGHT-OF-WAY LINE, 152.20 FEET; THENCE N 00°27'06" W, 230.29 FEET; THENCE N 89°33'27" W, 320.44 FEET; THENCE N 00°37'09" W, 81.96 FEET; THENCE N 87°56'25" W, 79.81 FEET; THENCE N 00°27'48" E, 968.25 FEET; THENCE N 89°41'11" W, 70.23 FEET; THENCE N 89°33'21" W, 1334.54'; THENCE N 00°34'40" W, A DISTANCE OF 4054.28 FEET TO THE POINT OF BEGINNING. CONTAINING 177.0343 ACRES, MORE OR LESS.

NOTES:

1. BEARINGS ARE BASED ON AN ASSUMED MERIDIAN OF N 00°34'40" W FOR THE WEST LINE OF SECTION 17, TOWNSHIP 03 SOUTH, 16 EAST.
2. TOTAL ACRES IN SUBDIVISION IS 177.0343 ACRES.
3. ERROR OF CLOSURE IS BALANCED TO ZERO.
4. SUBJECT PROPERTY LIES IN FLOOD ZONE "X" (UN-SHADED) AND ZONE "A", PER FLOOD INSURANCE MAP COMMUNITY PANEL NO. 120070 0125 B. LAST REVISION DATE JANUARY 6, 1988.
5. MINIMUM BUILDING SETBACK LINES ARE AS FOLLOWS:
   FRONT- 30'
   SIDE - 25'
   REAR - 25'
6. A BUFFER ZONE OF 200 FEET HAS BEEN ESTABLISHED ALONG THE OUTSIDE SUBDIVISION BOUNDARY AFFECTING LOTS 1,2,3,4,5,6,7,8,9 10,11,12,13,14,15,16,17,18,19,30 AND 31 AS SHOWN IN WHICH NO BUILDINGS MAY BE PLACED OR CONSTRUCTED.
7. A FLOOD ZONE BUFFER AFFECTING LOTS 7, 8, 9, 10 AND 11 AS SHOWN HEREIN HAS BEEN ESTABLISHED. NO BUILDINGS MAY BE PLACED OR CONSTRUCTED NORTHERLY OF THIS LINE.

OFFICIAL RECORDS
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ABBREVIATIONS:

FND = FOUND	POB = POINT OF BEGINNING
℄ = CENTERLINE	POC = POINT OF COMMENCEMENT
P = PLAT	NO ID = NO IDENTIFICATION
D = DEED	R/W = RIGHT-OF-WAY
C = CALCULATED	PCP = PERMANENT CONTROL POINT
M = MEASURED	PRM = PERMANENT REFERENCE MONUMENT
O/S = OFFSET	CM = CONCRETE MONUMENT
IP = IRON PIPE	IR = IRON ROD
RB = REBAR	RB+C = REBAR & CAP
NL = NAIL	NL+D = NAIL & DISC

LEGEND

- ⊠ PERMANENT REFERENCE MONUMENT (PRM) SET 4"X4" CONC. MON. (LB 6685)
- □ 4"X4" CONC. MON. SET AT EACH LOT CORNER (LB 6685)
- ■ CONC. MON. FOUND AS NOTED
- ○ PERMANENT CONTROL POINT (PCP) SET NAIL & DISC (LB 6685)

NORTH

0 50 100 200
SCALE: 1"=100'

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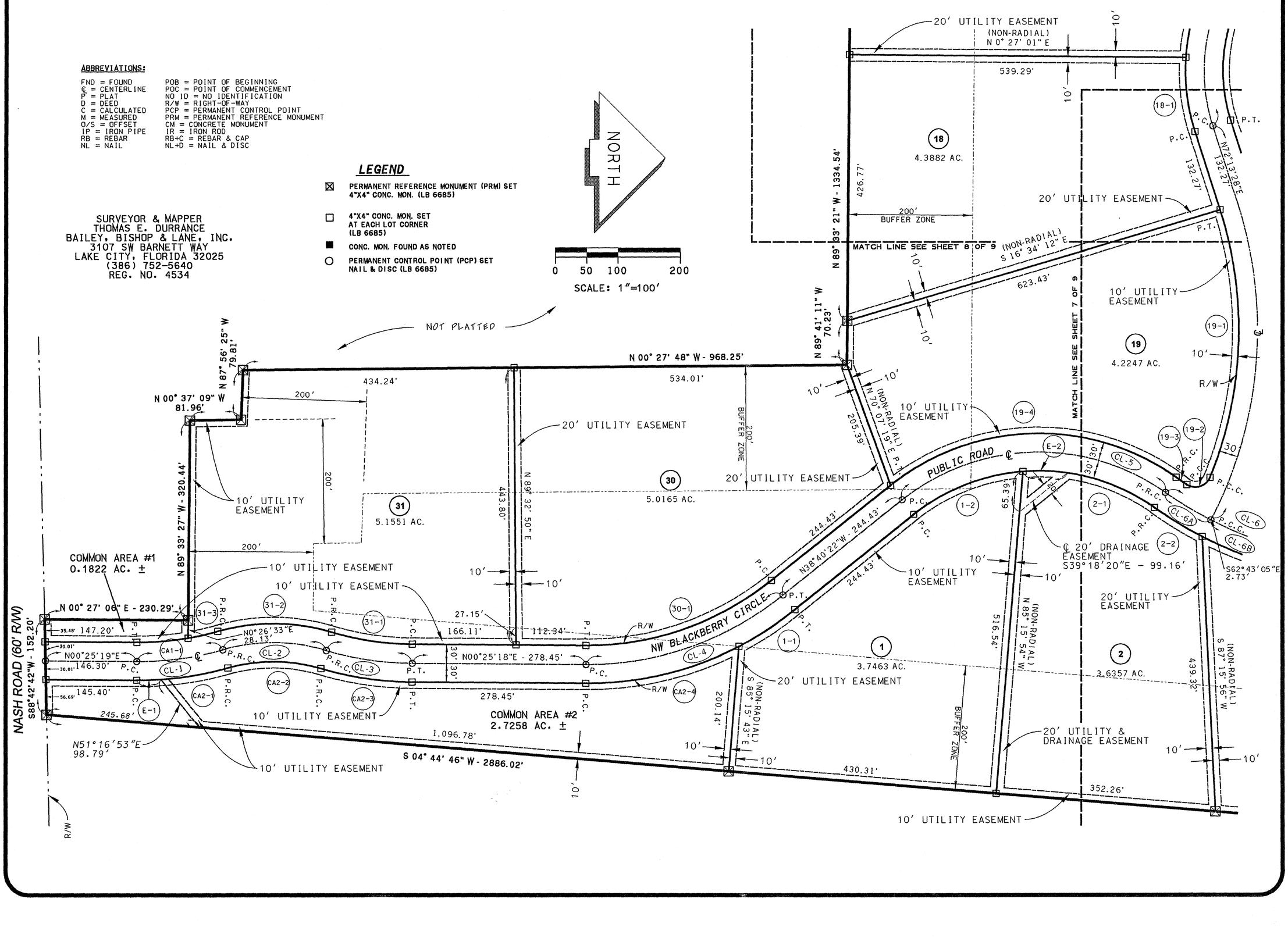

OFFICIAL RECORDS
BOOK 335 PAGE 109

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NORTH
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LEGEND

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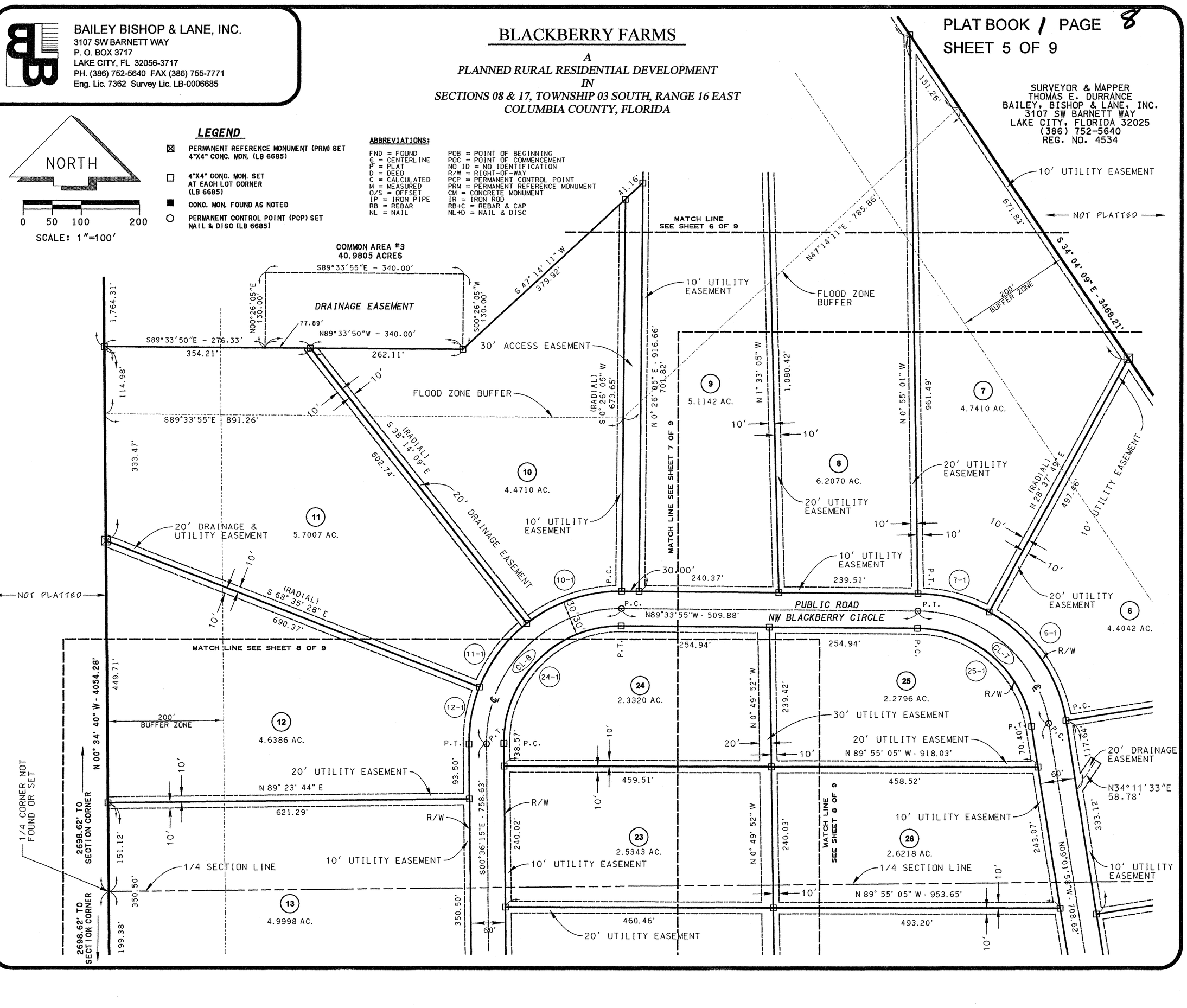

OFFICIAL RECORDS
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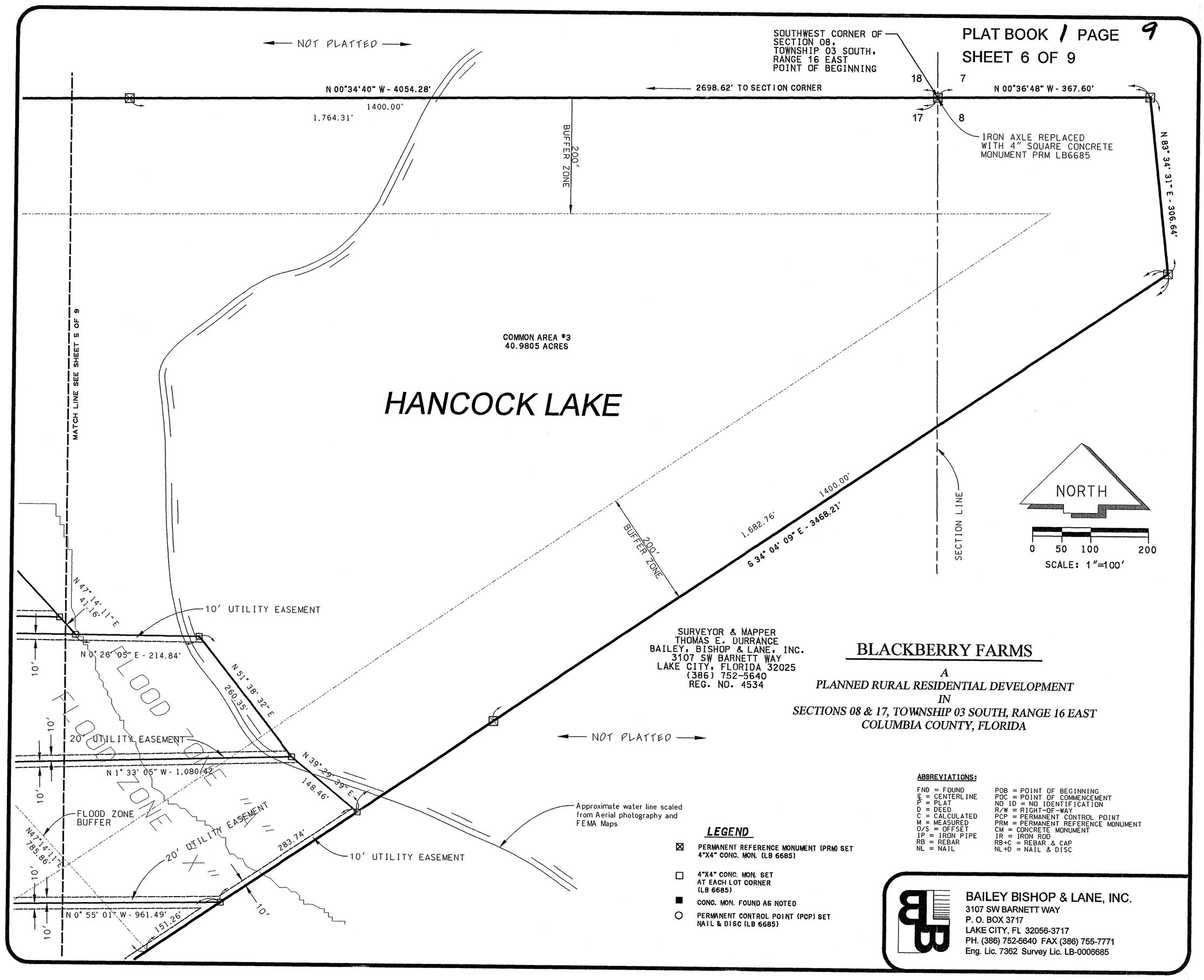
PLAT BOOK 1 PAGE 9

SHEET 6 OF 9



OFFICIAL RECORDS BOOK 23 PAGE 1109

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- ○ PERMANENT CONTROL POINT (PCP) SET NAIL & DISC (LB 6685)

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NL = NAIL	NL+D = NAIL & DISC

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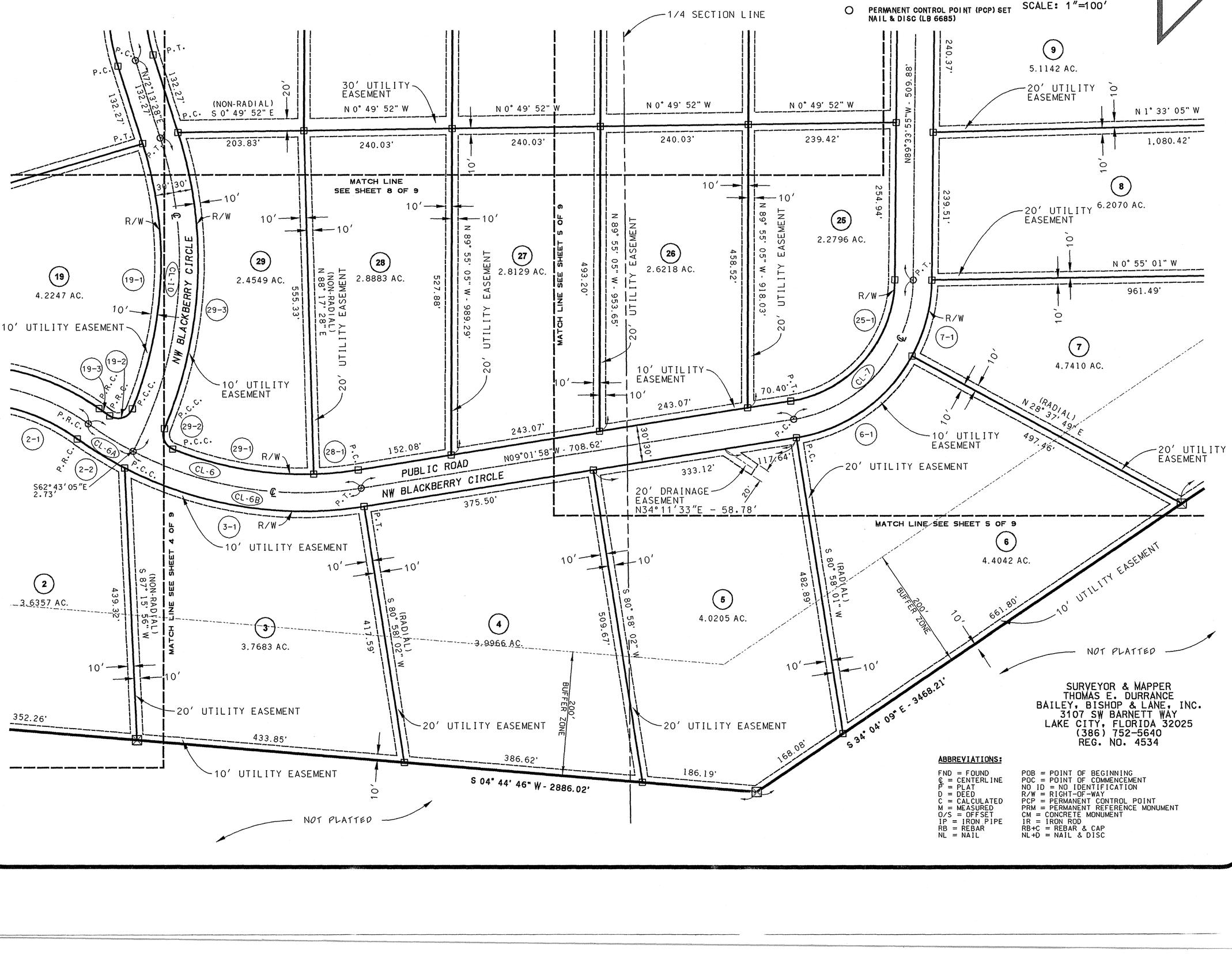
0 50 100 200
SCALE: 1"=100'

NORTH



SURVEYOR & MAPPER
THOMAS E. DURRANCE
BAILEY, BISHOP & LANE, INC.
3107 SW BARNETT WAY
LAKE CITY, FLORIDA 32025
(386) 752-5640
REG. NO. 4534

ABBREVIATIONS:

FND = FOUND	POB = POINT OF BEGINNING
℄ = CENTERLINE	POC = POINT OF COMMENCEMENT
P = PLAT	NO ID = NO IDENTIFICATION
D = DEED	R/W = RIGHT-OF-WAY
C = CALCULATED	PCP = PERMANENT CONTROL POINT
M = MEASURED	PRM = PERMANENT REFERENCE MONUMENT
O/S = OFFSET	CM = CONCRETE MONUMENT
IP = IRON PIPE	IR = IRON ROD
RB = REBAR	RB+C = REBAR & CAP
NL = NAIL	NL+D = NAIL & DISC

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Eng. Lic. 7362 Survey Lic. LB-0006685

BLACKBERRY FARMS

A
PLANNED RURAL RESIDENTIAL DEVELOPMENT
IN
SECTIONS 08 & 17, TOWNSHIP 03 SOUTH, RANGE 16 EAST
COLUMBIA COUNTY, FLORIDA

NORTH

0 50 100 200
SCALE: 1"=100'

SOUTHWEST CORNER OF SECTION 17, TOWNSHIP 03 SOUTH, RANGE 16 EAST SQUARE METAL PLATE STAMPED PLS1079

S 00°34'40" E 1342.95'

N 00° 34' 40" W - 4054.28'

NOT PLATTED

269.44' 579.46' 307.39' 199.38' 151.12' 449.71'

2698.62' TO SECTION CORNER

1/4 CORNER NOT FOUND OR SET

350.50'

1/4 SECTION LINE

BUFFER ZONE 200'

286.65'

10' 10' 10' 10' 10' 10' 10' 10' 10' 10'

20' UTILITY EASEMENT (NON-RADIAL) N 56° 28' 34" E 782.95'

20' UTILITY EASEMENT (NON-RADIAL) N 36° 48' 01" E 750.91'

(NON-RADIAL) S 89° 56' 13" E 621.63'

N 89° 23' 45" E 621.45'

N 89° 23' 44" E 621.29'

20' UTILITY EASEMENT

MATCH LINE SEE SHEET 5 OF 9

15 5.4140 AC.
14 4.4376 AC.
13 4.9998 AC.
12 4.6386 AC.
16 5.4504 AC.
17 5.3605 AC.
20 2.3029 AC.
21 2.5448 AC.
22 2.5396 AC.
23 2.5343 AC.
24 2.3320 AC.

NOT PLATTED

N 89° 33' 21" W - 1334.54'

621.11'

200' BUFFER ZONE

10' UTILITY EASEMENT

MATCH LINE SEE SHEET 4 OF 9

(NON-RADIAL) N 0° 27' 01" E

539.29'

20' UTILITY EASEMENT

15-1 16-1 17-1 18-1 20-1 24-1 12-1 11-1 CL-9

P.C. P.T. R/W 314.63' 30' 30'

S00°36'15"E - 758.63'

PUBLIC ROAD
NW BLACKBERRY CIRCLE

93.50' 38.57'

240.02' 240.02' 240.02'

462.36' 461.41' 460.46' 459.51'

N 89° 55' 05" W

(NON-RADIAL) S 0° 49' 52" E

N 0° 49' 52" W

MATCH LINE SEE SHEET 7 OF 9

N72°13'28"E 132.27'

203.83' 240.03' 240.03' 240.03' 239.42'

30' UTILITY EASEMENT

SURVEYOR & MAPPER
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LEGEND

- ⊠ PERMANENT REFERENCE MONUMENT (PRM) SET 4"X4" CONC. MON. (LB 6685)
- □ 4"X4" CONC. MON. SET AT EACH LOT CORNER (LB 6685)
- ■ CONC. MON. FOUND AS NOTED
- ○ PERMANENT CONTROL POINT (PCP) SET NAIL & DISC (LB 6685)

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BLACKBERRY FARMS

A
PLANNED RURAL RESIDENTIAL DEVELOPMENT
IN
SECTIONS 08 & 17, TOWNSHIP 03 SOUTH, RANGE 16 EAST
COLUMBIA COUNTY, FLORIDA

In accordance with County Ordinance No. 97-29 which enacted Section 20-A of the Columbia County Zoning Regulations, the undersigned developers hereby propose and request approval of the Planned Rural Residential Development described herein to be known as BLACKBERRY FARMS SUBDIVISION.

STATEMENT OF OBJECTIVES

The development consists of approximately 177.03 acres located approximately thirty-two hundred (3200) feet East of Fairfax Road (Brown Road) along Nash Road. The development includes thirty-one (31) lots ranging in size from approximately two (2) to six (6) acres and common areas of approximately forty-four (44) acres.

The development allows only single family homes and appertinent structures. There will be an attractively landscaped entrance. The roads will be publicly owned and maintained by the county.

The property is bordered on the North, East and West by residential/agricultural land; and on the South by Nash Road. The area, South of Nash Road, is presently zoned agricultural. The existing land use designation on the property is planned rural residential development (PRRD).

1. *LAND USE: Residential single family with one residence per lot.*

2. *BUILDING SETBACKS: Building setbacks shall be as follows:*
   a. *Side and rear property lines - 25 feet.*
   b. *Front along the streets - 30 feet.*

3. *MAXIMUM HEIGHT OF BUILDINGS: The maximum height of buildings shall be 35 feet. Height of building is the vertical distance measured from the established grade at a corner of the front of the building to the highest point of the roof surface of a flat roof, to the deck line of a mansard or Bermuda roof, to the mean height level between eaves and ridge of gable, hip, cone, gambrel and shed roofs, and to a height three-fourths (3/4) the distance from the ground to the apex of A-frame and dome roofs.*

4. *ARTERIAL STREET: The only arterial street involved in this development is Nash Road. The development has one entrance onto Nash Road. The local access streets include Fairfax Road (Brown Road) to the West and Interstate No. 75 to the East, but there is no access to the development from these streets.*

5. *COMMON OUTSIDE STORAGE AREAS: There will be no provision made for common outside storage areas. Each lot is large enough that the homeowner can provide his or her own storage area.*

6. *SCREENING, BUFFERING AND LANDSCAPING: Screening, buffering and landscape buffered areas shall be in compliance with Chapter 20-A, Columbia County Zoning Regulations, or such regulations in effect at the time each home is built, whichever is less restrictive.*

STATEMENT CONCERNING PROPOSED FLOOR AREA RATIOS

The maximum floor area shall not exceed 20% and the maximum building coverage shall not exceed 40% of the total developed area of each lot as shown on Sheet No. 2 of the PRRD Plan.

UTILITY SERVICE PLAN

This area is not served by a public water or sewer system. Each lot will receive water from its own private well and each residence will have its own septic tank.

BellSouth/AT&T and Florida Power and Light Company will be granted easements within the project site to construct utility facilities, these to be determined prior to final PRRD.

STATEMENT INDICATING TYPE OF LEGAL INSTRUMENT TO PROVIDE FOR MANAGEMENT OF COMMON AREAS

The only anticipated common areas are as shown herein and as required by the Suwannee River Water Management District. The common areas in the development are privately owned as granted to the association. Title to these areas will be held by a Florida not-for-profit homeowners association, BLACKBERRY FARMS COLUMBIA COUNTY, INC., which will own, manage and control said common elements in accordance with Declarations and Restrictions Articles of Incorporation and Bylaws. Each lot owner will be a member of the homeowners association. The association will govern by majority rule and has the authority to assess for maintenance and improvements of the common elements.

REFER TO UNITED STATES GEOLOGICAL SURVEY 7.5 MINUTE QUADRANGLE MAP, LAKE CITY WEST, FLORIDA, QUADRANGLE.

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